

Unit 2-II-8, Hogarth

Hythe Road, Willesden, NW10 6RS

**Open Sided Industrial Buildings
with Adjoining Yard Space**

51,967 sq ft

(4,827.89 sq m)

- 3 Phase power
- Staff amenities
- Parking / Service area
- EPC Rating: B
- Close proximity to A40/A406
- Flexible terms available at competitive rates
- Walking distance to Willesden Junction UG Station (Bakerloo Line)

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Summary

Available Size	51,967 sq ft
Rent	£608,004 per annum
Business Rates	Interested parties are advised to contact the London Borough of Brent to obtain this figure.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located on Hythe Road due north of the White City junction on the A40 and is just off the A219 (Scrubs Lane).

The A219 links with the A40 Western Avenue providing excellent access into Central London and also the national motorway networks (M1, M4, M40 and M25). Willesden Junction Underground Station (Bakerloo Line) is 1 mile away offering good public transport links into Central London and beyond.

Description

A rare opportunity to lease two open-sided industrial buildings with adjoining yard space, well suited for storage or other large-scale operational requirements. The buildings were historically arranged as seven individual sections but are currently open internally, providing flexible space suitable for a single occupier. The site benefits from strong frontage, good circulation space and generous internal heights ranging from approximately 5.26 metres to 7.62 metres. Toilet facilities are provided within one building and electrical distribution boards will be installed, with electricity and water metered to the occupier.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

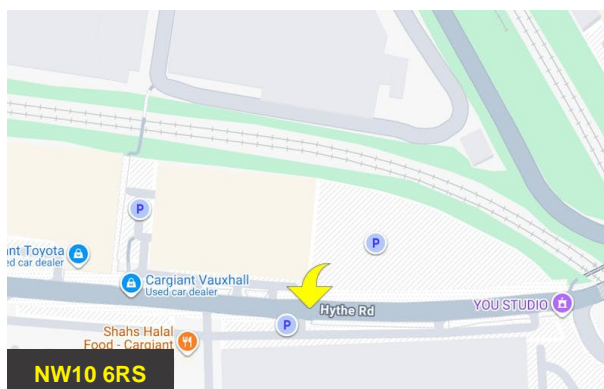
Description	sq ft	sq m
Block A	17,951	1,667.70
Block B	13,500	1,254.19
Block C	20,516	1,906
Total	51,967	4,827.89

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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